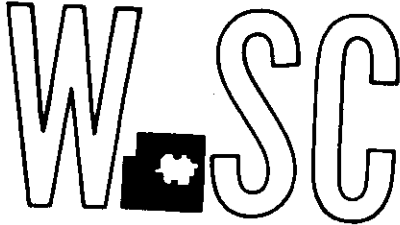


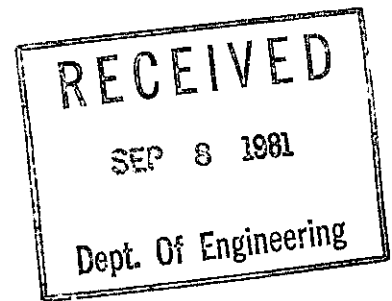
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

September 8, 1981



Professional Engineering Consultants, P.A.

Gary Wiley

1440 E. English

Wichita, Kansas 67211

Re: S/D 81-92 - Preliminary plat of F.P.S. First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. This plat is proposing to vacate a portion of Nolan Street which provides the only public access to Lots 7, 8, 9 and 10, Nolan's Gardens. Therefore, prior to submission of a final plat, there shall be submitted an application for vacation of the balance of Nolan Street, as well as those Nolan's Gardens' lots, or portions of lots, which front on Nolan Street.
- B. Prior to submitting a final plat, the applicant shall submit a drainage plan to City Engineering.
- C. Prior to filing a final plat, the applicant shall meet with City Engineering regarding the required right-of-way for Broadway.
- D. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

P.E.C., P.A.

September 8, 1981

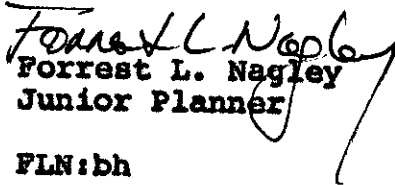
Page 2

G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Triple J. Properties, Ltd., 337 N. Waco, 67202
Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING


DATE September 30, 1981

TO Paul Johnston, Landfill & Flood Control Director

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Drainage Plan--F.P.S. Addition

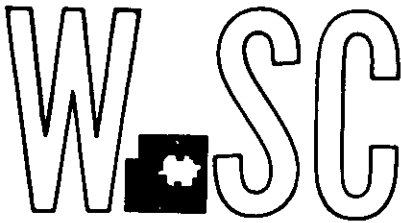
Please find attached the drainage plan for F.P.S. Addition.
This is on the Subdivision Agenda for October 1, 1981.


Chris Breitenstein
Drainage & Flood Control
Engineer

CJB:md

Attachment

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
268-4561

October 2, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-92 - Final plat of F.P.S. First Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 1, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this final plat shall be subject to approval of the required vacation case necessary for vacating the balance of Nolan Street. (V-1099)
- B. The final plat tracing shall indicate additional street right-of-way for Broadway. City Engineering shall be contacted regarding this item.
- C. The applicant shall obtain the off-site public drainage easement required by the approved drainage plan for this plat. The applicant shall petition for the drainage improvement to be constructed in this drainage easement.
- D. The applicant shall grant by separate instrument the private drainage easements required by the drainage plan for this plat.
- E. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall provide a dimension for the front lot line utility easement on Lots 2 and 3.
- H. Closure computations shall be submitted with the final plat tracing.

RECEIVED

OCT 5 1981

Dept. Of Engineering

P.E.C., P.A.
Gary Wiley
Page 2
10-2-81

- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

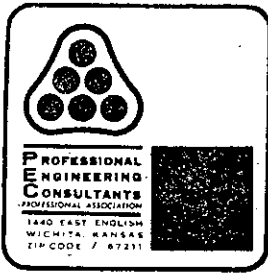
This matter will be forwarded to the Planning Commission for its consideration on October 8, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Triple J. Properties, Ltd., 337 N. Waco, 67202
/Mike Lindebak, City Engineering



MEMO

TO: Chris Breitenstein

7th Floor - City Hall

Director of Eng. & Flood Control

ATTN:

PROJECT NO. 36-81251-1338

PROJECT: Triple "J" Addition

DATE: 9-17-81

COPIES TO:

Louise Olivarez

Mike Lindebak ✓

File

FROM: Charles S. Brown, P.E.

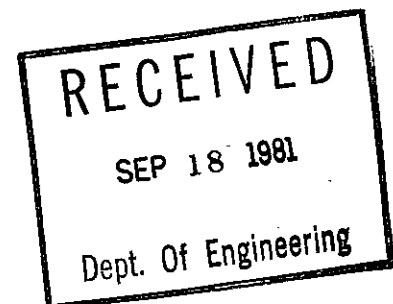
REFERENCE: Revised Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed, please find one copy of the Revised Drainage Plan for the referenced project.

The drainage areas adjacent to Broadway have been revised slightly, as discussed with Gary Wiley of our office. This should have little effect on the total runoff which will be ditched to the east.

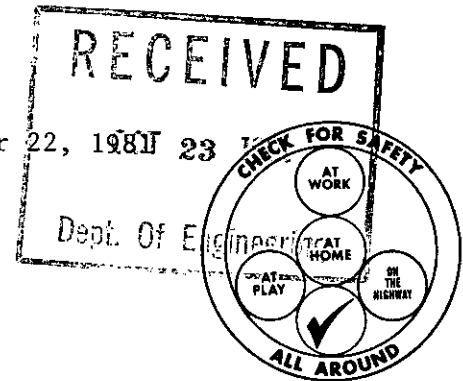
If you have any questions, please advise.



THE CITY OF WICHITA

OFFICE OF FLOOD CONTROL & LANDFILL

DATE October 22, 1981 23 1



TO Chris Breitenstein, Drainage & Flood Control Engineer

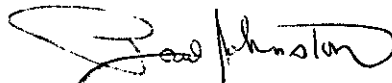
FROM Paul Johnston, Flood Control & Landfill Director

SUBJECT Triple "J" Addition -
Drainage Plan

Upon reviewing the submitted drainage plan for subject addition, the following comments and/or suggestions are offered:

1. With all drainage improvements occurring off-site it is suggested that the final plat show and/or indicate same with note that easements exist by separate instrument.
2. Prior to finalizing, it is requested that additional copies of the recorded easements be provided to the Flood Control Office for file.
3. A 15' private drainage easement is shown along the east side of subject plat. This easement is immediately adjacent to a 10' utility easement which may be required for the sanitary sewers, etc. It might be questioned whether this would interfere with future utilities.
4. It is suggested that information be obtained regarding the proposed drainageways, ie., proposed flow lines, whether drainage from the south will be intercepted and routed this way, etc.
5. The existing channel and proposed channel tie directly into the Lower Big Slough with no provision for protection against backwater from the design storm. FIRM maps indicate a design surface water elevation of 1273.5. Consideration should be given to providing a flap gate structure on the existing channel and/or establishing minimum pad requirements.
6. It is suggested that drainage guarantees be required for the construction of the proposed drainageways along with adequate riprap for the outside edges of the turns.
7. Additional drainage is being directed to the Riverside Drainage District ditch. In the past, representatives of the District have indicated that they be notified accordingly on future projects tying into their system. It is suggested that they be so advised.

Should questions exist, please advise.


Paul Johnston
Flood Control & Landfill Director

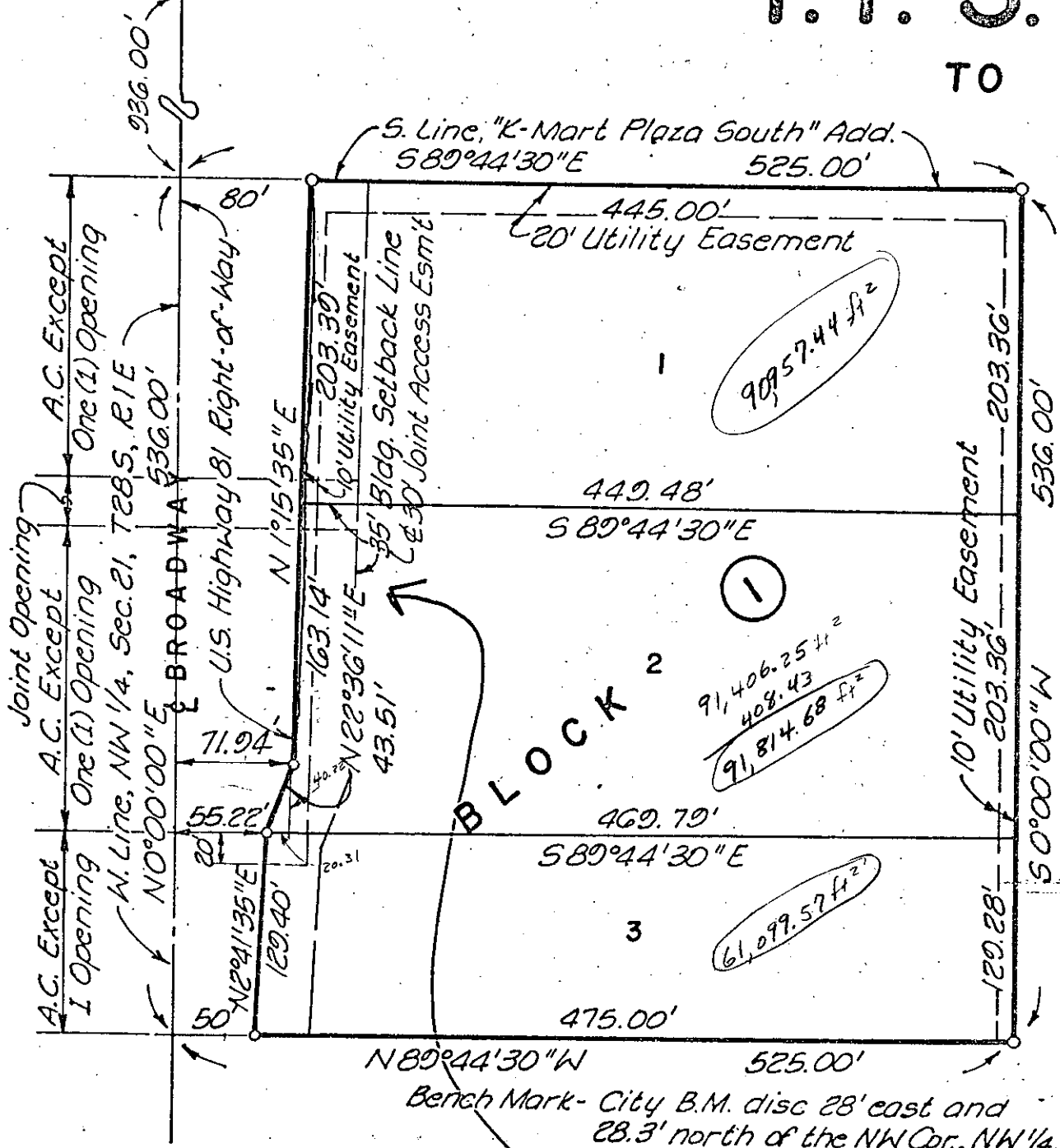
PJ:lw

cc: David Stowe, Director of Operations & Maintenance

NW Cor., NW 1/4, Section 21,
T28S, R1E of the 6th P.M.

F.P.S. F

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Bench Mark- City B.M. disc 28' east and
 28.3' north of the NW Cor., NW 1/4,
 Sec. 21, T28S, R1E
 Elev. 1274.24 MSL

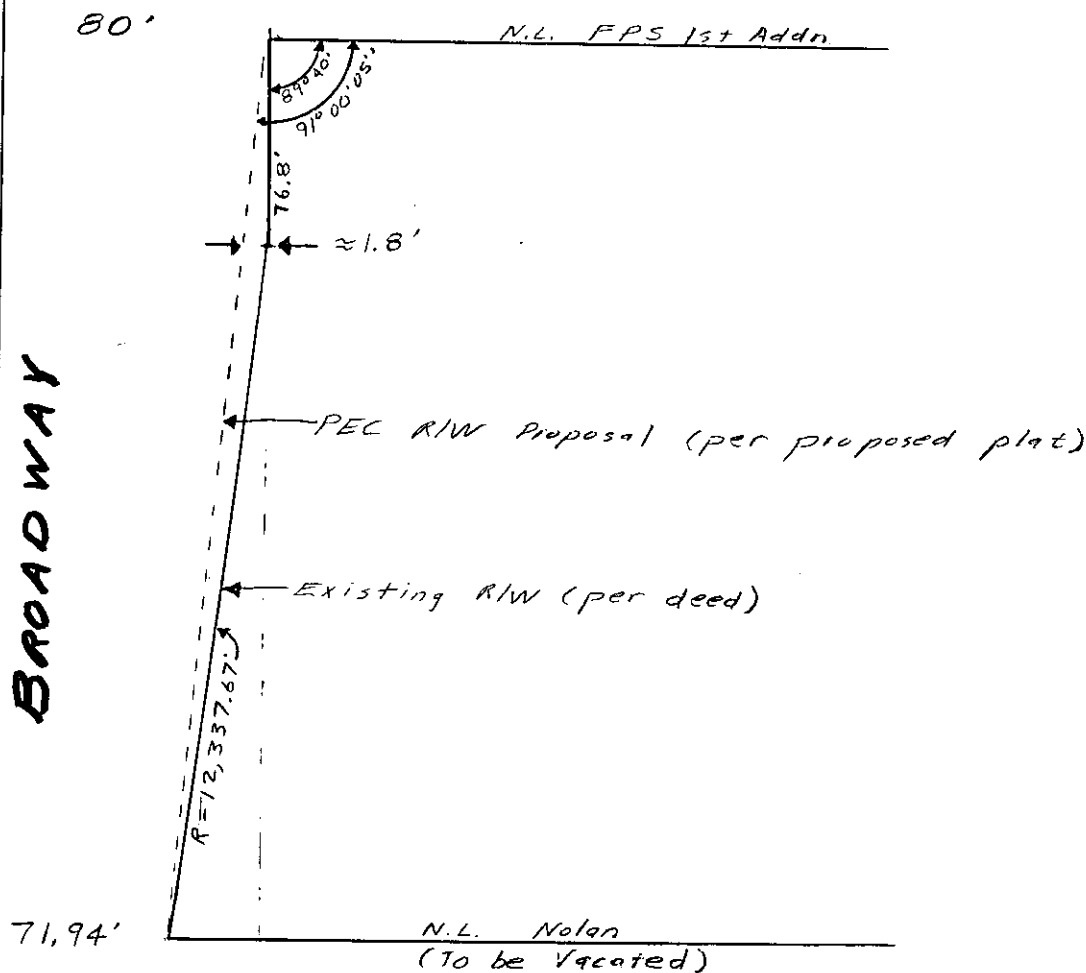
State of Kansas
 County of Sedgwick

Scale: 1" = 100'
 September 17, '81

T. P.W. Linn, a Professional Engineer in aforesaid State and County,

Questionable Area in
 Orange

FPS 1st Addn.



Drawing Showing Difference
Between Existing R/W for
FPS 1st Addn. & Proposed R/W.
(North of Nolan)

TRUSTEE'S WARRANTY DEED

Approved by Board of Commissioners

this JUN 30 1981

FILM 485 PAGE 108

THIS INDENTURE, Made this 2 day of JUNE, 1981, between THE FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA, Wichita, Kansas, as Trustee of the Trust created July 8, 1974, by 47th ST. INVESTMENT CO., a Joint Venture, of Sedgwick County, in the State of Kansas, of the first part, and THE CITY OF WICHITA, KANSAS, a Municipal Corporation, of Sedgwick County, Kansas, of the second part.

WITNESSETH: That the party of the first part, in consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED NINETY-NINE DOLLARS (\$14,599.00), the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the party of the second part, its successors and assigns, all the following described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:

RECORDED ON
JUL 7 1981
BOROTHY K. WHITE
COUNTY CLERK

STATE OF KANSAS
SEDGWICK COUNTY
LED FOR RECORD AT
JUL 7 1981
5 45420
NO.
BETTE F. McCART
REGISTER OF DEEDS
Pat Kettler
Deputy

A PERMANENT EASEMENT for highway right-of-way and removal of borrow material to finished highway grade as shown on highway project plans and specifications as of the date hereof, Department of Transportation Project No. 81-87F-043-1(24) over and upon a tract of land in Lots 11 and 12, Nolan's Gardens, Sedgwick County, Kansas, described as follows: BEGINNING at a point on the West line, 100.0 feet North of the Southwest corner of Lot 12, said West line having an assumed bearing of North 00 degrees 11 minutes East; thence North 00 degrees 11 minutes East along the West line of said Lots 11 and 12 to the Northwest corner of said Lot 11; thence North 89 degrees 49 minutes East, 25.2 feet along the North line of said Lot 11; thence South 02 degrees 53 minutes West to the place of beginning. The above contains 6,756 square feet, more or less.

RECEIVED
JUL 22 1981
DR
JE

MICROFILMED
OF RECORD

A PERMANENT EASEMENT for highway right-of-way and removal of borrow material to finished highway grade as shown on highway project plans and specifications as of the date hereof, Department of Transportation Project No. 81-87F-043-1(24) over and upon a tract of land in Lots 5 and 6, Nolan's Gardens, Sedgwick County, Kansas, described as follows: BEGINNING at the Southwest corner of said Lot 6, the West line of said Lots having an assumed bearing of North 00 degrees 11 minutes East; thence North 00 degrees 11 minutes East along said West line of said Lots to a point 48.5 feet North of the Southwest corner of said Lot 5; thence South 89 degrees 46 minutes East, 50.0 feet; thence South 00 degrees 06 minutes East, 76.8 feet; thence on a curve of 12,337.67 feet radius to the right, to a point on the South line, 41.9 feet East of the Southwest corner of said Lot 6; thence South 89 degrees 49 minutes West along said South line to the place of beginning. The above contains 17,414 square feet, more or less.

In lieu of condemnation.

PROPOSED R/W for F.P.S. /SI ADDN.

